



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING  
1<sup>st</sup> FLOOR COMMISSION CHAMBERS  
FORT LAUDERDALE CITY HALL  
ROSE ANN FLYNN PRESIDING**

**May 11, 2021  
8:30 A.M.**

**Staff Present:**

Mary Alman, Administrative Assistant  
Christine Chaney, Administrative Assistant  
Monique Drake, Administrative Assistant  
Loen Garrick, Administrative Assistant  
Crystal Green-Griffith, Administrative Assistant  
Katrina Jordan, Administrative Services Supervisor  
Porshia Williams, Code Compliance Manager  
Antonio Wood, Administrative Assistant  
Rhonda Hasan, Assistant City Attorney  
Stephanie Bass, Code Compliance Supervisor  
Todd Belback, Code Compliance Officer  
Gustavo Caracas, Code Compliance Officer  
Christina Caserta, Code Compliance Officer  
Julio Davila, Code Compliance Supervisor  
Manuel Garcia, Code Compliance Officer  
Robert Kisarewich, Fire Safety Captain  
Dorian Koloian, Senior Code Compliance Officer  
Malaika Murray, Code Compliance Officer  
Wilson Quintero, Sr. Code Compliance Officer  
Bernstein Saimbert, Code Compliance Officer  
Will Snyder, Code Compliance Officer  
Laura Tooley, Landscape Plans Examiner  
Lois Turowski, Code Compliance Officer  
Reginald White, Code Compliance Supervisor  
Gail Williams, Code Compliance Officer

**Respondents and witnesses**

FC20090010: Stephen Tilbrook  
CE21030350: Anne Yipchoy; Mario Miranda  
CE20070337: Courtney Crush  
CE20100655; CE20100654: Thomas Martinson  
CE19110330: Myrataile Lamadieu  
CE21010876: Julie Zapp  
CE20110361; CE20110504; CE20110506: Lisa Laird  
CE20100922: Asi Topaz  
CE21020327: Steve Lipton  
CE21020675: Tom Coleman  
CE20110508: Nathalie Cohen  
CE20100543: Joseph Flynn  
CE19120669: Sherry Rucker; Rashad Rucker  
CE20120158: Michael Cunningham; Fred Cunningham

CE21020049: Diane Alexander  
CE20090408: Arnold Serchuk  
CE20090399: Michael Ruffner; Kurt Ruffner  
CE20110748: John Adams  
CE18070838; CE17121300: Beth Brooks  
CE21020483: David Schulegand  
CE21020290; CE20120498: Ela Hernandez  
CE20090861: Michael Yianilos; William Resnick  
CE21030791: Jackson Pellingra  
CE21011055: Nadir Giga; Nayela Giga  
CE20101288: Gary Gil  
CE21030138: Charles Keiler  
CE17101177: David Schatz

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 8:37 A.M.

**Case: CE20101288**

Special Magistrate Hearing

May 11, 2021

Page 2

6000 NE 22 WAY 1H  
HYATT, RAQUEL

Service was via posting at the property on 4/20/21 and at City Hall on 4/27/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(b)

THERE IS BROKEN GLASS ON A REAR WINDOW AND REAR SLIDING GLASS  
DOOR.

Officer Murray presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Gary Gil said it would take eight to ten weeks to obtain the glass for the sliding glass door.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE20090861**

Ordered To Reappear

3022 NE 26 ST  
FENSTER, JEFFREY M

This case was first heard on 2/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Will Snyder, Code Compliance Officer, said the property had been demolished but the sea wall violation remained. The permit application was awaiting client response. He recommended a 181-day extension.

Michael Yianilos asked if the City could drop the case. He said they would need to rebuild the entire sea wall to current code when they redeveloped the property. Officer Snyder said the violation had already been found to exist.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

**Case: CE21020675**

Administrative Hearing - Appeal

1416 SE 11 CT  
COLEMAN, TOM

This case was first cited on 3/30/21 to comply by 4/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,650 and the City was requesting imposition of the full fine. The appeal had been received by the deadline.

Dorian Koloian, Senior Compliance Officer, reported the violation was in compliance. She requested a finding of fact that the violation had existed as cited and imposition of the full fine.

Laura Tooley, Landscape Plans Examiner, had visited the property recently and said there were still some shrubberies that were encroaching on the sidewalk.

Tom Coelman said he had a risk management claim with the City for damage from the king tides over the past few years. He said he had offered to remove all of the shrubs but the City did not want that. He stated the City had been getting the risk management claim appraised since January.

Porshia Williams, Code Compliance Manager, said the case was begun pursuant to a community complaint. She said City staff had met with Mr. Coleman's wife and provided direction for what should be done. Mr. Coleman had not followed the directions provided.

Mr. Coleman thought the City should pay for the shrubs to be removed.

Special Magistrate Hearing

May 11, 2021

Page 3

Ms. Flynn found in favor of the City that the violation had existed as cited and reduced the fine to \$1,200.

**Case: CE-19110330**

660 SW 30 AVE

LAMADIEU, MYRTAILE

This case was first heard on 3/5/20 to comply by 4/16/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, recommended imposition of the fines.

Myrtaile Lamadieu said he had submitted photos showing the work was completed. Officer Koloian stated the work was not 100% finished. Mr. Lamadieu said he was in the process of applying for the permit for some of the work.

Ms. Flynn granted a 21-day extension, during which time no fines would accrue.

**Case: CE21030350**

209 N FORT LAUDERDALE BEACH BLVD 2B

THE SEASONS CONDOMINIUM

ASSOCIATION OF FORT LAUDERDALE, INC.

This case was first cited on 3/10/21 to comply by 3/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting imposition of the full fine. No appeal had been received.

Dorian Koloian, Senior Code Compliance Officer, reported the property was in compliance and recommended imposition of the fines.

Anne Yipchoy said they had followed the rules for turtle lighting when lights were installed seven years ago. She said some residents had put blinds in the windows but they had not mitigated the light well enough. Ms. Yipchoy stated they were unaware they could file an appeal.

Ms. Flynn imposed the \$6,100 fine.

**Case: CE20110748**

2555 SUGARLOAF LN

ADAMS, JOHN

Service was via posting at the property on 4/19/21 and at City Hall on 4/27/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.14. C. 6

THERE IS GRAVEL LAID OUT ON THE PROPERTY THAT DOES NOT COMPLY  
WITH THE REQUIREMENTS IN PLACE BY THE CITY OF FORT LAUDERDALE.

Officer Garcia presented the case file into evidence and recommended ordering compliance within 90 days or a fine of \$100 per day.

John Adams said the work was completed. He added that there were many properties in the area with this type of gravel that had not been cited. Mr. Adams said Officer Garcia had hung up on him when he tried to contact him. Officer Garcia stated his last inspection was on May 9. To his knowledge the permit had not been finalized yet.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

**Case: CE21030138**

Special Magistrate Hearing

May 11, 2021

Page 4

6711 NW 26 WAY  
KEILER, CHARLES E III

Service was via posting at the property on 4/14/21 and at City Hall on 4/27/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-11(b)

THE SWIMMING POOL LOCATED AT THIS PROPERTY MAY HAVE STAGNANT WATER. THE BUILDING DOES NOT HAVE THE SAFEGUARDS TO PREVENT HUMAN BEINGS OR ANIMALS FROM FALLING INTO OR HAVING ACCESS TO THE POOL PER CODE ORDINANCE. THE POOL IN THIS CONDITION PRESENTS A HEALTH AND SAFETY ISSUE FOR THE COMMUNITY IN THAT IT MAY BECOME A BREEDING GROUND FOR MOSQUITOS AND IS A PUBLIC NUISANCE.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$100 per day.

Charles Keiler said it would take longer than 10 days to comply. He reported the pool was dry and being maintained. He said he had a contract to sell the home and would close in July. The new owner would address the pool issue.

Officer Saimbert said the pool was not surrounded by a fence, making it unsafe.

Mr. Keiler claimed the pool had never been fenced in and was grandfathered in. Stephanie Bass, Code Compliance Supervisor, said she would need to research when the pool was permitted to determine that. Porshia Williams, Code Compliance Manager, said she thought State statute required a child safety barrier, regardless of when the pool was constructed. She noted that the owner could pull a permit to temporarily board the pool. Ms. Williams said the City contractor could give the owner an estimate for boarding the pool, or the owner could get his own contractor.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

**Case: CE21030791**

3091 NW 19 ST  
3091 19TH STREET LLC

Personal service was made on 4/14/21. Service was also via posting at City Hall on 4/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.H.

THE PARKING LOT ON THIS COMMERCIAL DWELLING IS NOT MAINTAINED. THERE ARE AREAS WITH DIRT AND OIL STAINS CREATING A HAZARD TO THE CUSTOMERS AND EMPLOYEES. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CITED BY DIFFERENT INSPECTOR DURING THE LAST YEAR. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE TO OBTAIN A FINDING OF FACT.

BCZ-39-293(b)

THIS B-2 COUNTY ZONED COMMERCIAL BUSINESS WERE THERE ARE MECHANICAL EQUIPMENT AND VEHICLES BEING SERVICED IN THE PAVED PARKING AREA. THE WORK BAYS HAVE STORAGE INCLUDING BUT NOT LIMITED TO TIRES. THIS IS A RECURRING VIOLATION OF PREVIOUS CASE CITED BY DIFFERENT INSPECTOR DURING THE LAST YEAR. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE TO OBTAIN A FINDING OF FACT.

BCZ 39-296.

THERE IS A NON-PERMITTED LAND USE OCCURRING AT THIS ZONE B-2 COUNTY COMMERCIAL CORNER PROPERTY. THE PARKING LOT IS USED TO DO MECHANICAL WORK AND SERVICE CUSTOMERS VEHICLES. THIS IS PROHIBITED AND NOT INCLUDE USE FOR B-2 COUNTY ZONED PROPERTY PER SECTION 39-295. THIS IS A RECURRING VIOLATION OF PREVIOUS CASES CITED BY DIFFERENT INSPECTORS DURING THE PAST COUPLE YEARS. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE HEARING REGARDLESS OF COMPLIANCE TO OBTAIN A FINDING OF FACT.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day, per violation.

Jackson Pellingra clarified the fine and said his client understood what must be done to comply. He requested more than 14 days for the parking lot.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$50 per day, per violation.

**Case: CE17121300**

Request For Extension

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL BROOKS, TAMI

This case was first heard on 6/7/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$8,700.

Wilson Quintero, Senior Code Compliance Officer, said the owner had obtained permits and was working toward compliance.

Beth Brooks said once the contractor had permits, he would begin. She thought the construction would take a total of one year. Officer Quintero suggested 63 days.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

**Case: CE18070838**

Request For Extension

2631 SW 12 TER

BROOKS, BETH KAY LE ET AL BROOKS, TAMI

This case was first heard on 11/15/18 to comply by 2/14/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$7,900.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

**Case: CE21020327**

1111 SE 12 WAY

1111 SE 12 WAY LLC

This case was first cited on 2/10/21 to comply by 2/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$750 and the City was requesting the full fine be imposed. No appeal had been received.

Gustavo Caracas, Code Compliance Officer, said this was an irreparable, irreversible violation because trees had been removed without a permit.

Ms. Flynn disclosed that she had a prior business relationship with Mr. Lipton, the owner's representative. Ms. Hasan did not object.

Steve Lipton said they had removed diseased trees, then pulled an after-the-fact permit and paid the mitigation fee.

Special Magistrate Hearing

May 11, 2021

Page 6

Porshia Williams, Code Compliance Manager, stated the City had instituted a new procedure for a tree removed without a permit; they issued civil citations as a penalty. She waived any conflict for Ms. Flynn to hear the case and so did Mr. Lipton.

Ms. Flynn imposed the \$750 fine.

**Case: CE20100922**

1015 SW 30 ST 1-2

2013 NAVIDAD LLC

This case was first cited on 12/2/20 to comply by 12/7/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,600 and the City was requesting the full fine be imposed. No appeal had been received.

Julio Davila, Code Compliance Supervisor, reported the property was in compliance. He requested a finding of fact that the violation had existed as cited but that no fine be imposed.

Asi Topaz agreed.

Ms. Flynn found in favor of the City that the violation had existed as cited and imposed no fine.

**Case: CE20110508**

1520 SW 15 AVE

REGINA REV TR;

MARCHAND-MANZE, CHRISTINE TRUSTEE

This case was first cited on 12/8/20 to comply by 12/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$600 and the City was requesting the full fine be imposed. No appeal had been received.

Julio Davila, Code Compliance Supervisor, reported the property was in compliance. He requested a finding of fact that the violation had existed as cited but that no fine be imposed.

Nathalie Cohen agreed.

Ms. Flynn found in favor of the City that the violation had existed as cited and imposed no fine.

**Case: CE21010876**

708 SE 6 CT 1-3

ATLANTIC JJJ STRUCTURED; PROPERTIES TEAM

This case was first cited on 2/2/21 to comply by 2/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed. No appeal had been received.

Julio Davila, Code Compliance Supervisor, reported the property was in compliance. He requested a finding of fact that the violation had existed as cited but that no fine be imposed.

Julie Zapp agreed.

Ms. Flynn found in favor of the City that the violation had existed as cited and imposed no fine.

**Case: FC20090010**

Ordered To Reappear

Special Magistrate Hearing

May 11, 2021

Page 7

17 S FTL BEACH BLVD  
THOR GALLERY A BEACH PLACE LLC  
%RYAN LLC - DIVINA TAVERAS

This case was first heard on 12/9/20 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Captain Robert Kisarewich, Fire Inspections Officer, reported the items that could be brought into compliance in the short term were now in compliance.

Stephen Tilbrook said his client had acted to comply some items. They had applied for permits and ordered materials. Regarding the smoke management system, his client had hired an engineer and issued an RFP for the work. Mr. Tilbrook requested a 92-day extension. Captain Kisarewich agreed to the extension. He noted that the entire fire alarm system would need to be replaced.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/10/21 hearing.

**Case: CE20120498**

3021 NW 19 ST  
AUER DA FA LLC % FAMILY DOLLAR;  
ATTN: LEASE ACCOUNTING ST #30486

This case was first cited on 12/15/20 to comply by 12/16/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,250 and the City was requesting the full fine be imposed. No appeal had been received.

Reginald White, Code Compliance Supervisor, reported the property was now in compliance.

Ela Hernandez said this was the first notice of the hearing they had received. She thought a hearing for a finding of fact must be held. Ms. Flynn stated that was only the case if an appeal was filed.

Ms. Hernandez said they had addressed the violation as best they could. She said there was illegal dumping taking place on the property. They now had someone visit the property twice per week to check on the dumping issue.

Ms. Flynn imposed the \$1,250 fine.

**Case: CE21020290**

3021 NW 19 ST  
AUER DA FA LLC % FAMILY DOLLAR;  
ATTN: LEASE ACCOUNTING ST #30486

This case was first cited on 2/10/21 to comply by 2/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$33,500 and the City was requesting the full fine be imposed. No appeal had been received.

Reginald White, Code Compliance Supervisor, said this was a repeat citation but it was now in compliance.

Ela Hernandez was concerned that this was deemed a repeat violation. She requested the fines be limited to the dates the City visited and had photos to prove the violation. Ms. Flynn said because no appeal had been filed, everything the City was alleging was deemed admitted.

Ms. Flynn imposed the \$33,500 fine.

**Case: CE20120158**

Special Magistrate Hearing

May 11, 2021

Page 8

2311 NW 13 ST

CUNNINGHAM, MICHAEL; CUNNINGHAM, FRED A

Service was via posting at the property on 4/20/21 and at City Hall on 4/27/21.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-278(e) **COMPLIED**

THERE ARE WINDOWS BOARDED ON THE SIDE OF THE HOUSE.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS BEING STORED ON THE PROPERTY.

9-304(b)

THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND THERE IS GRASS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-313.(a) **COMPLIED**

THE PROPERTY IS NOT IDENTIFIED BY APPROVED ADDRESS NUMBERS.

Supervisor White presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Michael Cunningham said he had the driveway permit and he was waiting for some people to help him. He requested 90 days. Supervisor White did not object.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day, per violation.

**Case: CE21020049**

2313 NW 14 CT

ALEXANDER, DIANE

Service was via posting at the property on 4/20/21 and at City Hall on 4/27/21.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 47-34.1.A.1. **WITHDRAWN**

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE ARE ITEMS SUCH AS TIRES, BUCKETS, LADDERS AND OTHER MISCELLANEOUS ITEMS BEING STORED OUTSIDE THE PROPERTY.

9-304(b) **WITHDRAWN**

THERE ARE VEHICLES AND TRAILERS PARKED ON THE GRASS.

9-280(h)(1)

THE CHAIN LINK FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

9-305(b) **WITHDRAWN**



THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE AREA.

Supervisor White presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day.

Diane Alexander agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

**Case: CE21011055**

3940 RIVERLAND RD

IPREP HOLDINGS LLC

Personal service was made on 4/19/21. Service was also via posting at City Hall on 4/27/21.

Manuel Garcia, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-20.20.(H) **COMPLIED**

18-12(a) **COMPLIED**

47-22.9.

THERE IS UNPERMITTED SIGNS AT THIS PROPERTY. THE SIGNS CONSIST OF BUT NOT LIMITED TO: FLAG SIGNS, POLE SIGNS, SIGNS ATTACHED TO EXTERIOR SURFACES.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

15-28

THE BUSINESS OF U-HAUL RENTAL AT THIS LOCATION IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

Officer Garcia presented the case file into evidence and recommended ordering compliance with 47-22.9. and 15-28 within 48 hours and with 9-305(b) within 10 days or a fine of \$100 per day, per violation.

Nayela Giga said U-Haul was not operating from the property; it was a service the current business, which had a business permit, was providing. She stated their application had been denied for zoning and they were unclear about what request they must make to allow the rentals from this location. Officer Garcia stated the current license was for a retail food store and this did not allow U-Haul services from the location. Ms. Giga asked how they could add to their business tax license to comply. Officer Garcia said Zoning denied approval for the U-Haul because there was not space on the property to store the equipment. Ms. Giga said the flag signs had already been removed and Officer Garcia stated there was also a banner sign on the building that was not permitted. Ms. Giga requested time to repair the irrigation system to maintain the grass. Ms. Flynn informed Ms. Giga that they were responsible for the swale area as well.

Ms. Flynn found in favor of the City and ordered compliance with 47-22.9. and 15-28 within 48 hours and with 9-305(b) within 35 days or a fine of \$100 per day, per violation.\\

**Case: CE20090399**

Special Magistrate Hearing

May 11, 2021

Page 10

2454 TORTUGAS LN  
RUFFNER, MICHAEL

This case was first cited on 9/10/20 to comply by 9/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$58,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received. full fine be imposed.

Manuel Garcia, Senior Code Compliance Officer, stated the vessel belonging to the property owner, Michael Ruffner, was in compliance, but the vessel belonging to Kurt Ruffner was still in violation.

Kurt Ruffner said he was rebuilding the engine on his boat and he was selling it. It should be removed on the coming weekend. He said he had understood the violation was because the boat was dirty and needed cleaning. He presented his own 'before' and 'after' photos of the boat, showing it had been cleaned.

Officer Garcia said that despite being registered, the boat was "in an evident state of disuse."

Ms. Flynn imposed the \$58,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE21020483**

2637 WHALE HARBOR LN  
YACHT CLUB INTERNATIONAL INC

This case was first cited on 2/15/21 to comply by 2/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$89,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

David Schulegand said he had just been retained and requested a brief continuance.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fine.

Mr. Schulegand stated he had received "some information with respect to compliance" that he hoped would stop the clock.

Ms. Hasan said the violations were dated February and were repeat violations. She noted the citations had not been appealed within the allotted time, so Ms. Flynn had no discretion but to impose the fines.

Ms. Flynn imposed the \$89,250 fine, which would continue to accrue until the property was in compliance.

**Case: CE-19120669**

Request For Extension

2208 NW 8 ST  
RUCKER, CHARLES H EST

This case was first heard on 3/9/21 to comply by 5/11/21. Violations and extensions were as noted in the agenda. The property was not in compliance.

Todd Belback, Code Compliance Officer, said the City did not object to the request for an extension. Rashad Rucker said he had inherited the property and was responsible for it. He requested 90 days.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

**Case: CE20070337**

Special Magistrate Hearing

May 11, 2021

Page 11

555 ANTIOCH AVE  
BAYSHORE CONCEPTS LLC

This case was first heard on 2/9/21 to comply by 3/16/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said the property was not in compliance.

Courtney Crush stated this was a temporary parking use for a hotel. Zoning Administrator Mohammed Malik had held an administrative review process for a request to extend the temporary use. The City had requested traffic studies, drainage calculations and resurfacing, so the respondent had hired consultants to prepare plans. Ms. Crush requested 45 days to complete the process.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

**Case: CE20100543**

1625 NE 1 AVE  
FLYNN, JOSEPH X

This case was first heard on 1/12/21 to comply by 3/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,525 and the City was requesting the full fine be imposed.

Lois Turowski, Code Compliance Officer, recommended imposition of the fines, and said administrative costs totaled \$626.

Joseph Flynn requested the fees be waived because it had been difficult to get the work done.

Ms. Flynn imposed a fine of \$800 for the time the property was out of compliance.

Ms. Flynn took a brief break.

**Case: CE20090408**

2443 BIMINI LN  
SERCHUK, ARNOLD  
% BETA SCREEN CORP

This case was first cited on 9/10/20 to comply by 9/20/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$58,250 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Arnold Serchuk said he lived in New Jersey and had been unable to travel to Florida during the pandemic.

Manuel Garcia, Senior Code Compliance Officer, recommended imposition of the fines.

Mr. Serchuk said he had contacted a license bureau in Fort Lauderdale after he received the violation. He thought that paying for the registration satisfied the conditions. He said Officer Garcia had recently contacted him and Mr. Serchuk had cleaned the boat and registering it. He stated the only issue remaining was the illegible numbers on the boat and this was being addressed that day.

Ms. Flynn informed Mr. Serchuk that without filing an appeal, everything the City alleged was deemed admitted by the respondent, including notice issues.

Mr. Serchuk stated he had only been informed about the registration issue. Officer Garcia stated the "derelict"

Special Magistrate Hearing

May 11, 2021

Page 12

designation referred to the condition of the vessel and the lack of registration numbers, not just the legal registration.

Ms. Flynn imposed the \$58,250 fine, which would continue to accrue until the property was in compliance.

The following three cases with the same respondent were heard together:

**Case: CE20110361**

906 SW 4 AVE

PHD DEVELOPMENT LLC

This case was first cited on 12/9/20 to comply by 12/19/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$23,000 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended a finding of fact that the violation had existed as cited, and imposition of administrative costs of \$497.

Lisa Laird said the properties had been rented as student housing. She had not listed the properties on Airbnb or any other sites. She said the person who had rented the property from her had disappeared and she had tried to remove the ads but the companies had refused. She agreed to the fine reduction.

Ms. Flynn imposed administrative costs of \$497.

**Case: CE20110504**

1504 SW 4 AVE

PHD DEVELOPMENT LLC

This case was first cited on 12/9/20 to comply by 12/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Gail Williams, Code Compliance Officer, requested a find of fact and imposition of the full fine.

Lisa Laird said this situation was the same as the previous address; she had been unable to remove them from the websites. She had current residential lease agreements to show they were not being used as vacation rentals. Officer Williams asked Ms. Laird to email the documents to her and she would look at the timeframe during which the property had been leased. Ms. Laird reiterated that she did not have the authority to remove the ads from the websites.

Ms. Flynn imposed the \$28,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE20110506**

1506 SW 4 AVE

PHD DEVELOPMENT LLC

This case was first cited on 12/9/20 to comply by 12/19/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$28,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, requested a find of fact and imposition of the full fine.

Lisa Laird said this situation was the same as the previous addresses and she had leases for the past year to show they were not used for vacation rentals.

Ms. Flynn imposed the \$28,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE21010883**

Special Magistrate Hearing

May 11, 2021

Page 13

2674 E OAKLAND PARK BLVD  
GONGALES, ARRON C STRAMAGLIA, VITO

Service was via posting at the property on 4/20/21 and at City Hall on 4/27/21.

Malaika Murray, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.4.D.8.

THERE IS A DUMPSTER ENCLOSURE THAT IS NOT MAINTAINED AT THIS LOCATION.

18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE WITH AN EXPIRED TAG ON THE PROPERTY.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

24-29.(a) **COMPLIED**

DUMPSTER OVERFLOWING WITH TRASH NOT MAINTAINED.

9-306 **COMPLIED**

THE EXTERIOR BUILDING W47-19.4.D.8.ALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT. THE SIDEWALK IN FRONT OF THE BUILDING IS STAINED/DIRTY.

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS PROPERTY INCLUDING BUT NOT LIMITED TO MISSING WHEEL STOPS, POTHOLE, RESURFACING, AND RE-STRIPPING REQUIRED.

Officer Murray presented the case file into evidence and recommended ordering compliance with 47-19.4.D.8.and 18-12(a) within 10 days and with 47-20.20.(H) within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 47-19.4.D.8.and 18-12(a) within 10 days and with 47-20.20.(H) within 42 days or a fine of \$50 per day, per violation.

**Case: CE21011056**

6520 NW 9 AVE

6520 POWERLINE WAREHOUSE LLC

Service was via posting at the property on 4/14/21 and at City Hall on 4/27/21.

Bernstein Saimbert, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-19.5.D.5.

THERE IS A BUFFER/EXTERIOR WALL ON THE REAR PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF DISREPAIR STRUCTURE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

Officer Saimbert presented the case file into evidence and recommended ordering compliance within 35 days or a fine of

Special Magistrate Hearing

May 11, 2021

Page 14

\$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

**Case: CE20120915**

1105 NW 23 AVE  
NELSON, TIESHA

Service was via posting at the property on 4/13/21 and at City Hall on 4/27/21.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY  
AND ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE  
AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING  
PAINT.

Supervisor White presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

**Case: CE21010443**

1110 W LAS OLAS BLVD  
US BANK NA TRUSTEE; % CALIBER HOME LOANS

Service was via posting at the property on 4/13/21 and at City Hall on 4/27/21.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL  
PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE  
AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING  
PAINT.

9-308(a)

THE ROOF HAS NOT BE MAINTAINED AND IS COVERED WITH BLUE TARPS.

9-304(b)

THE DRIVEWAY IS IN DISREPAIR. THE BLACK TOP HAS CRACKS AND NEEDS  
TO BE RESURFACED.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT  
AND WELL KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING  
GROUND COVER.

Supervisor White presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

**Case: CE21010455**

Special Magistrate Hearing

May 11, 2021

Page 15

1111 SW 2 CT 1-3  
2017 BETTON-SMALL FAM LAND TR;  
SMALL, JOHN WINSTON TRUSTEE ET AL

Service was via posting at the property on 4/14/21 and at City Hall on 4/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b) **COMPLIED**

THE PAVED DRIVEWAY GRAVEL ENTRANCE IS NOT MAINTAINED. THERE ARE AREAS COVERED WITH WEEDS AND MISSING GRAVEL.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

**Case: CE21020692**

2025 NW 24 AVE  
MAXHAUS LLC

Service was via posting at the property on 4/13/21 and at City Hall on 4/27/21.

Reginald White, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: BCZ-39-79(e)

THE LANDSCAPING IS NOT BEING MAINTAINED. THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER.

47-34.4.B.1. **WITHDRAWN**

THERE IS OVERNIGHT PARKING OF COMMERCIAL VEHICLE(S) AND/OR WATERCRAFT AT THIS LOCATION.

9-305(a) **COMPLIED**

THERE IS OVERGROWTH OF LANDSCAPE MATERIAL FROM TREE BRANCHES ENCROACHING UPON THE PUBLIC RIGHT-OF-WAY.

Supervisor White presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

**Case: CE20080860**

1001 SW 31 ST  
SMITH, SADIE V

Service was via posting at the property on 4/15/21 and at City Hall on 4/27/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND ATTACHED STRUCTURE IN THE

Special Magistrate Hearing

May 11, 2021

Page 16

REAR OF PROPERTY ARE IN DISREPAIR AND PRESENT A SAFETY HAZARD.  
THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING,  
PEELING PAINT.

9-280(g)

THERE ARE ELECTRICAL WIRES AND ACCESSORIES NOT MAINTAINED IN A  
GOOD, SAFE WORKING CONDITION IN REAR OF PROPERTY INCLUDING BUT  
NOT LIMITED TO WIRES EXPOSED ON THE OUTSIDE NON-COVERED  
ELECTRICAL METER BOX.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 182 days or a fine of \$25 per day, per violation. He explained the elderly owner was in a rehabilitation facility and Officer Quintero was in communication with her niece.

Ms. Flynn found in favor of the City and ordered compliance within 182 days or a fine of \$25 per day, per violation.

**Case: CE21020521**

1544 NW 5 AVE

SOSA, CARLOS JAVIER TORRES

Service was via posting at the property on 4/13/21 and at City Hall on 4/27/21.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE  
PROPERTY.

18-12(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY  
AND/OR ITS SWALE.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

**Case: CE20070555**

824 PONCE DE LEON DR

GOOD SERVICE REALTY INC

% INGEBORG LEATHERBURY

Service was via posting at the property on 4/22/21 and at City Hall on 4/27/21.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 904-(b) **COMPLIED**

THERE IS A VEHICLE THAT IS PARKED ON THE LAWN IN FRONT OF THIS  
PROPERTY.

18-12(a) **COMPLIED**

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY  
AND/OR ITS SWALE.

9-280(d)

THERE IS A SHED IN THE BACK OF THE PROPERTY THAT IS  
DETERIORATING AND FALLING DOWN.



9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer Turowski presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

**Case: CE21030679**

200 W SUNRISE BLVD

DALE'S WHEELS & TIRES INC

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. THERE IS GRAFFITI ON THE EXTERIOR WALLS OF THIS UNOCCUPIED COMMERCIAL BUILDING.

Officer Caracas stated the property was now in compliance but requested a finding of fact that the violation had existed as cited.

Ms. Flynn found in favor of the City that the violation had existed as cited.

**Case: CE21030002**

615 SE 7 ST

L&M COMMERCIAL PROPERTIES INC

Service was via posting at the property on 4/21/21 and at City Hall on 4/27/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE WOODEN FENCE LOCATED ON THE WEST SIDE OF THE PROPERTY, NEXT TO THE BANKS PARKING LOT IS IN A STATE OF DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

**Case: FC21020001**

2000 N OCEAN BLVD

JEFAST PELICAN GRAND I LLC

Personal service was made on 4/21/21. Service was also via posting at City Hall on 4/27/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: F-111.1.3, BCBRA, 3/

THE SMOKE CONTROL SYSTEM HAS NOT BEEN CERTIFIED ANNUALLY BY A BROWARD COUNTY LICENSED TEST AND BALANCE COMPANY.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 91 days or a fine

Special Magistrate Hearing

May 11, 2021

Page 18

of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$100 per day.

**Case: FC21020011**

3900 N FEDERAL HWY

SD FEDERAL HWY LLC

Service was via posting at the property on 4/21/21 and at City Hall on 4/27/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: 1:13.3.1.1, FFPC 6th

THE FIRE SPRINKLER SYSTEM IS IN NEED OF SERVICE.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: FC21030007**

3007 W COMMERCIAL BLVD, # 102

RICA FORT LAUDERDALE LLC

Service was via posting at the property on 4/23/21 and at City Hall on 4/27/21.

Captain Robert Kisarewich, Fire Inspections Officer, testified to the following violation(s):

VIOLATIONS: F-103.2.5, BCBRA 3/19

UNABLE TO GAIN ENTRY TO PERFORM A FIRE SAFETY INSPECTION.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day.

**Case: CE21020935**

6301 NW 9 AVE

6301 POWERLINE STATION LLC

This case was first cited on 2/26/21 to comply by 3/8/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received. full fine be imposed.

Ms. Flynn imposed the \$9,600 fine, which would continue to accrue until the property was in compliance.

**Case: CE-19100748**

1720 NW 7 AVE

LOUIS, MICHELLE

This case was first heard on 2/26/20 to comply by 3/5/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,025 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$18,025 fine, which would continue to accrue until the property was in compliance.

**Case: CE20110486**

1444 WINDSOR CT

THREEFOLD WINDSOR LLC

%MELLAW REGISTERED AGENTS LLC

This case was first heard on 2/9/21 to comply by 2/19/21 and 3/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$12,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,900 fine, which would continue to accrue until the property was in compliance.

**Case: CE20120788**

1608 NW 5 AVE

FERACE, JAMES E JR (AGD) H/E;

STEFANOV, PATRICK

This case was first heard on 2/9/21 to comply by 2/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,075 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$6,075 fine, which would continue to accrue until the property was in compliance.

**Case: CE-19121180**

3390 SW 23 ST

IBRAHIM, ZIAD

This case was first heard on 1/12/21 to comply by 2/25/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$22,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$22,500 fine, which would continue to accrue until the property was in compliance.

**Case: CE20050729**

623 NW 13 TER

ATTOR WAY LLC

This case was first heard on 2/9/21 to comply by 3/15/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$17,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$17,100 fine, which would continue to accrue until the property was in compliance.

**Case: CE19090856**

1642 NW 25 TER

BENTON, KENZI H/E

BENTON, KOFI & BENTON, LOUIS D

This case was first heard on 1/12/21 to comply by 2/9/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$18,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$18,200 fine, which would continue to accrue until the property was in compliance.

## Special Magistrate Hearing

May 11, 2021

Page 20

### **Case: CE20030502**

NW 21 AVE

WILLIAMS, BESSIE M

This case was first heard on 10/14/20 to comply by 11/18/20. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,150 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$1,150 fine.

### **Case: CE21030816**

2665 NW 20 ST

HARRIS, WILLIAM H

This case was first cited on 3/23/21 to comply by 4/2/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,750 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Ms. Flynn imposed the \$9,750 fine, which would continue to accrue until the property was in compliance.

### **Case: CE20100987**

1658 SW 30 TER

BAF ASSETS LLC

This was a request to vacate the order dated 1/12/21.

Ms. Flynn vacated the order dated 1/12/21.

Staff entered pages 36 and 37 of complied, closed, withdrawn and rescheduled cases as an exhibit.

## **Lien Reduction Hearing**

### **Case: CE17101177**

1004 SW 7 ST

SCHATZ, DAVID W

Notice was mailed to the owner via first class mail on 3/24/2021. Katrina Jordan, Presenter, testified that the lien amount was \$43,200 and City administrative costs totaled \$658.32. The applicant had offered \$800 and the City was requesting \$12,960.

David Schatz said he was not in the best financial situation right now and requested a further reduction.

Ms. Flynn reduced the lien amount to \$8,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

## **Cases Complied**

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21020388

FC21030011

## **Cases Rescheduled**

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE21010155

**Cases Closed**

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

**Cases Withdrawn**

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20100654                      CE20100655

**Cases with No Service**

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

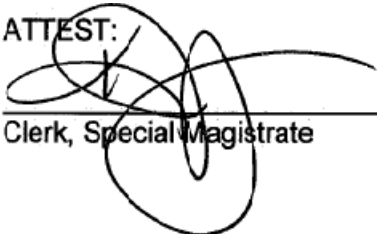
**Respondent Non-Appearance**

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE20080983

There being no further business, the hearing was adjourned at 12:35 P.M.

  
\_\_\_\_\_  
Special Magistrate

ATTEST:  
  
\_\_\_\_\_  
Clerk, Special Magistrate